

## **BOARD OF ZONING APPEALS AGENDA MAY 9, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **May 9, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

---

#### ***Administrative Items***

---

##### **Staff/Action**

- |   |  |
|---|--|
| S.C. Williams<br><i>Admin.</i><br><i>Moved to</i><br><i>9/26/18 at</i><br><i>appl. req.</i> | VETERANS OF FOREIGN WARS POST 9274, A 2015-PR-016, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is occupying property in the R-4 District without Non-Residential Use Permit approval and has allowed a use not in conformance with Special Permit approval in violation of Zoning Ordinance provisions. Located at 7118 Shreve Rd., Falls Church, 22043 on approx. 29,272 sq. ft. of land zoned R-4. Providence District. Tax Map 40-3 ((1)). (Concurrent with A 2015-PR-002). ( <i>Admin. moved from 7/29/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, and 2/28/18 at appl. req.</i> ) |
| S.C. Williams<br><i>Admin.</i><br><i>Moved to</i><br><i>9/26/18 at</i><br><i>appl. req.</i> | FRATERNAL ORDER OF POLICE, NOVA LODGE 35, A 2015-PR-002, Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a public benefit association use on property in the C-3 District without Special Exception or Non Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 2343 Chestnut St., Falls Church, 22043 on approx. 15,426 sq. ft. of land zoned C-3. Providence District. Tax Map 40-3 ((1)) 107A. (Concurrent with A 2015-PR-016). ( <i>Admin. moved from 5/13/15, 9/23/15, 10/28/15, 4/27/16, 7/27/16, 1/11/17, 5/17/17, 9/27/17, and 2/28/18 at appl. req.</i> ) |
| S.C. Williams<br><i>Admin.</i><br><i>Moved to</i><br><i>7/25/18 at</i><br><i>appl. req.</i> | RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-012 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-4 and SC District in violation of Zoning Ordinance provisions. Located at 1676 International Dr., McLean 22102 on approx. 4.37 acres of land zoned C-4 and SC. Providence District. Tax Map 29-3 ((15)) 11B3. ( <i>Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.</i> )   |
| S.C. Williams<br><i>Admin.</i><br><i>Moved to</i><br><i>7/25/18 at</i><br><i>appl. req.</i> | RUB A DUB LLC, DBA RUB A DUB ECO WASH, A 2017-PR-013 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the Appellant is operating a car wash, which is not a permitted use on property located in the C-3, H-C and SC District in violation of Zoning Ordinance provisions. Located at 1900 Gallows Rd, Vienna 22182 on approx. 4.11 acres of land zoned C-3, H-C and SC. Providence District. Tax Map 39-1((6)) 81A. ( <i>Admin. moved from 10/4/17, 1/31/18, and 3/7/18 at appl. req.</i> )   |

***Public Hearings***

- 9:00 A.M. MONA AMER A/K/A MUNA KHATIB AMER A/K/A MONA KATIB A/K/A MUNA KHATIB A/K/A MUNA MOHMOUD KHATIB / INTERWORD CORPORATION, LTD., SP 2018-HM-011 Appl. under Sect. 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2201 Laurel Ridge Rd., Vienna, 22181 on approx. 1.91 ac. of land zoned R-1. Hunter Mill District. Tax Map 38-1 ((1)) 30. *(Decision deferred from 5/2/18.)*  
E. Estes Approved
- 9:00 A.M. THE MOST REVEREND MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (OUR LADY OF GOOD COUNSEL), SP 2017-PR-119 Appl. under Sects. 3-301 and 8-301 of the Zoning Ordinance to permit the addition of a nursery school with child care center to the previously approved church and private school of general education (SE 01-P-021) and to allow modification of development conditions. Located at 8601 Wolftrap Rd., Vienna, 22182 on approx. 23.87 ac. of land zoned R-1. Providence District. Tax Map 39-1 ((1)) 3 and 5. *(Deferred from 3/14/18 at appl. req.) (Admin. moved from 3/21/18 due to inclement weather.) (Decision deferred from 4/25/18.)*  
K. McMahan Approved
- 9:00 A.M. JERRY W. ZABOKRTSKY, SP 2018-PR-007 Appl. under Sects. 8-922 and 8-923 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 24.1 ft. from a front lot line of a corner lot and a fence greater than 4.0 ft. to remain in the front yard of a corner lot. Located at 3001 Strathmeade St., Falls Church, 22042 on approx. 11,120 sq. ft. of land zoned R-4. Providence District. Tax Map 50-3 ((17)) 67. *(Admin. moved from 4/18/18 at appl. req.)*  
K. McMahan Approved
- 9:00 A.M. CHANDU M. GUDDETI/TINY TOTS IN-HOME DAY CARE, SP 2017-PR-121 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2502 Moon Dr., Falls Church, 22043 on approx. 34,826 sq. ft. of land zoned R 3. Providence District. Tax Map 40-3 ((1)) 42B. *(Admin. moved from 3/21/18 due to inclement weather.)*  
K. McMahan Approved
- 9:00 A.M. RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. *(Admin. moved from 1/28/18, 2/28/18, 3/21/18 and 4/25/18.)*  
K. McMahan *Deferred to 5/23/18*
- 9:00 A.M. GRZEGORZ HABERA & AGNIESZKA LUDWIKOWSKI-HABERA, SP 2018-BR-012 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 17.5 ft. from the rear lot line. Located at 5602 Limpkin Ct., Fairfax, 22032 on approx. 12,433 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 177.  
M. Eveleigh Approved
- 9:00 A.M. ELDAR & GABRIELA TARIVERDI, SP 2018-SU-013 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 17.3 ft. from a side lot line. Located at 3434 Fawn Wood Ln., Fairfax, 22033 on approx. 36,216 sq. ft. of land zoned R-1 and WS. Sully District. Tax Map 35-4 ((28)) 6.  
E. Estes Approved

- 9:00 A.M. DEBA EHSAN d/b/a DEBA DAYCARE & DEBA'S HOME DAYCARE, SP 2014-MA-085 Appl. under Sect. 8-305 of the Zoning Ordinance to permit a home child care facility.  
E. Estes Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned  
Approved R-2. Mason District. Tax Map 71-3 ((23)) 1. (Concurrent with VC 2018-MA-004.)  
*(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from 1/31/18, 3/14/18, 3/28/18, and 4/18/18 to add variance.)*
- 9:00 A.M. DEBA EHSAN, VC 2018-MA-004 Appl. under Sects.10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 4894 Sunset Ln., Annandale, 22003 on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. (Concurrent with SP 2014-MA-085).
- 9:00 A.M. JAMSHID KHOSRAVI, SP 2018-DR-014 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 1.6 ft. and an addition to remain 3.4 ft. from a side lot line. Located at 1809 Peabody Dr., Falls Church, 22043 on approx. 10,385 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 218. (Concurrent with VC 2018-DR-002).
- H. Eddy  
Approved-  
In-Part  
For Garage  
(Shed is denied)
- 9:00 A.M. JAMSHID KHOSRAVI, VC 2018-DR-002 Appl. under Sects.10-102 and 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. Located at 1809 Peabody Dr., Falls Church, 22043 on approx. 10,385 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-3 ((3)) 218. (Concurrent with SP 2018-DR-014).
- H. Eddy  
Denied

**JOHN F. RIBBLE III, CHAIRMAN**